

to let

Retail/Food Unit

147.2 m<sup>2</sup> (1,584 ft<sup>2</sup>)



284 Church Road  
Haydock  
St Helens  
WA11 0LF

- Food Facility Ready for Trade
- Busy Main Road
- Next to Domino's Pizza
- Parking to Rear
- Substantial Floor Space

MORGANWILLIAMS.com

01925 414909

## Location

The property is situated on the A599 Church Road, Haydock, within a primarily residential area with commercial fronting the main road.

Church Road carries a considerable volume of through and local traffic.

## Description

We are pleased to offer for rent a retail/food property that is fitted out and ready for immediate trade, with 2 large floors and loading/parking at the rear.

The unit has main road frontage between Domino's Pizza and the Fireplace Company, also in the same terrace is a Galloways bakery and directly opposite is a public car park.

Internally the property offers vast floorspace and would be suitable for a variety of retail/food occupiers.

This is a busy commercial location with large residential catchment, just off the East Lancs road, making it perfect for trading businesses.

Commercial kitchen facilities and extraction equipment is included, and roller shutters secure the ground floor front window and entrance door.

## Accommodation

Net Internal Area

Ground	91.4 m <sup>2</sup>	984 ft <sup>2</sup>
First	55.7 m <sup>2</sup>	600 ft <sup>2</sup>
<b>Total</b>	<b>147.2 m<sup>2</sup></b>	<b>1,584 ft<sup>2</sup></b>

## Services

Mains electricity, water and drainage are connected.

### E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.

## Rates

Rateable Value: £9,500.

Small Business Rates Payable 2023/24: Zero.

Non-Small Business Rates Payable 2023/24: £4,740.

## Lease Terms

Available by way of a new full repairing and insuring lease for a 3 or 5 year term.

## Rental

£15,000 per annum.

## Premium

A one off premium of £10,000 is payable for the current fit-out and equipment.

## VAT

We are advised that VAT is not currently applicable.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates

RBates@morganwilliams.com

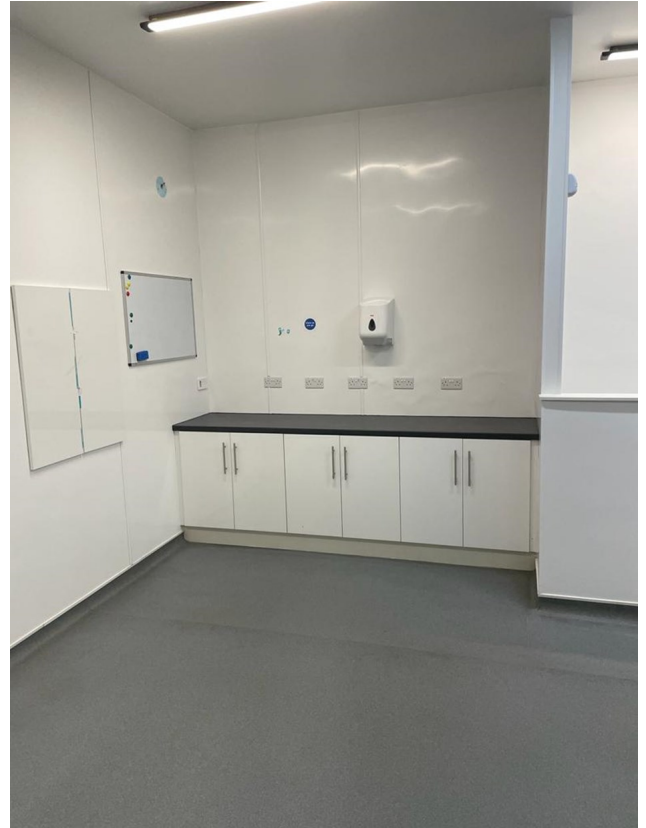
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[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC - D**





E&OE

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